GOVERNMENTOFANDHRAPRADESH

ABSTRACT

Ind. & Com –Proposal of M/s IFFCO KISAN SEZ Limited for development of Private Large Industrial Park,in 2,776.23 Ac at Racharlapadu (V), Kodavaluru (M), SPSR Nellore (D) with an investment of INR 870 Crore and employment creation potentialfor70,000persons,underAPPolicyforestablishmentofPrivateIndustrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29- Approval- Orders – Issued.

INDUSTRIES&COMMERCE(INFRA)DEPARTMENT

G.O.MS.No. 156 Dated: 06-09-2025

Read the following;

1. G.O.Ms.No.67,Ind.&Com(P&I)dept.,dt:26.10.2024.
2. FromtheVC&MD,APIIC,eFileNo.APIIC-25/10/2025-PROJSEC-APIIC (C.No.2831091), dt. 2831091.
3. MinutesoftheStateInvestmentPromotionBoard(SIPB)meetingheld on28.08.2025.

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ORDER:

In the G.O. 1st read above, Government have framed Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29 with the objectives to promote and enable the development of world class Industrial Parks by private sector agencies in Andhra Pradesh, to generate employment and attract investment by enabling the formation of a conducive environment to bring in investments in the state,to enable provision for world class Operation & Maintenance in the Industrial Parks in the State and to create an enabling framework for pooling of land from farmers for creation of Industrial Parks.

2. In the reference 2nd read above, the VC&MD, APIIC has stated that M/s. IIFCO Kisan SEZ Ltd., submitted application for setting up an Industrial Park in an extent of Acs.2776.23cts in Talamanchi (V), SPSR Nellore District, under the Model-I category of Public Private Partnership Industrial Park Policy 2024-29. While enclosing the Minutes of

the Industrial Park Evaluation Committee (IPEC) meeting held on 20.08.2025, the VC&MD, APIIC has requested the Government to issue necessary orders in the matter.

3. Accordingly, the requests of theM/s IFFCO KISAN SEZ Limited has been placed before the State Investment Promotion Board (SIPB) meeting held on 28.08.2025 with the recommendations of the State Investment Promotion Committee (SIPC).

4. In the reference 3rd read above, the SIPB, after a detailed discussions on the request of M/s IFFCO KISAN SEZ Limited and SIPC recommendations, approved the request of M/s IFFCO KISAN SEZ Limited for development of Private Large Industrial Parkin 2,776.23 Ac at Racharlapadu (V), Kodavaluru (M), SPSR Nellore(D) with an investment of INR 870 Crore and employment creation potential for 70,000 persons, with the condition that the implementation has to be divided into monitorable milestones on short term basis (2 years) and if the same is not achieved, the entire lands can be resumed by the Government and has made certain recommendations and certain conditions and compliances.

5. After careful consideration of the decision of the State Investment Promotion Board (SIPB), Government hereby approves request of M/s IFFCO KISAN SEZ Limited for development of Private Large Industrial Park in 2,776.23 Ac at Racharlapadu (V), Kodavaluru (M), SPSR Nellore (D) with an investment of INR 870 Crore and employment creation potential for 70,000 persons, with the condition that the implementation has to be divided into monitorable milestones on shortterm basis (2years) and if the same is not achieved, the entire lands can be resumed by the Government.

6. The Government also instructed that the APIIC shall negotiate with the project proponent and arrive at the implementation plan, wherein, the government lands involved in the project can be the equity of the APIIC in the project or alternatively, the APIIC has to get good proportion of developed plots to the proportion of the government lands involved. The Revenue Department is instructed to consider the request of M/s IFFCO KISAN SEZ Limited, for removal from the 22-A prohibitory list, to enable them to allot the lands to the interested industrial units, as per the outcome.

7. Accordingly, the Government has approved the proposal of M/s IFFCO KISAN SEZ Limited for development of Private Large Industrial Park in 2,776.23 Ac at Racharlapadu (V), Kodavaluru (M), SPSR Nellore (D),as a Private Industrial Park under the Policy and approved the following:

i) Approval of Capital subsidy of Rs.3 lakhs per acre, as per the Policy, to be paid as per the milestones achieved by the developer, duly adhering the specifications detailed in the guidelines of the PPP Parks Policy.

ii) Approval of upfront incentives as per the policy duly providing 100 % exemptions of Land conversion charges (NALA) by revenue department (Collector, Nellore), Change of Land Use charges by the UDA, Nellore and Layout Approval Charges by the UDA, Nellore, as applicable.

iii) Permission to APIIC to list the details of the Park of the project proponent in their APIIC website, once 40% physical progress of construction of park infrastructure is completed, to assist the marketing of the industrial plots developed as per the specifications.

8. The Water Resources Department is instructed to facilitate the 10 MGD water allocation from the Kanigiri Reservoir, towards facilitation to provide the external infrastructure to the battery limits to the park as per the PPP Parks Policy.

9. The Directorof Industries, AP, the VC&MD, APIIC, and the District Collector, SPSR Nellore shall take necessary action accordingly, in the matter.

(BYORDERANDINTHENAMEOFTHEGOVERNOROFANDHRAPRADESH)

N YUVARAJ,
SECRETARYTOGOVERNMENT

To
The Director of Industries,AP,APIIC tower,Mangalagiri.
The VC&MD, APIIC, APIIC Tower, Mangalagiri.
The District Collector, SPSR Nellore District.
The Vice Chairman and CEO of Nellore Urban Development

Authority
The Special Chief Secretary, Water Resources Department.

Copy to:

The M/s. IFFCO Kisan SEZ Limited(IKSEZ) through APIIC.
The P.S. to Secretary to C.M., A.P. Secretariat.
The P.S. to Hon'ble Minister (I&C and FP), A.P. Secretariat.
The P.S. to Chief Secretary to Government, A.P.Secretariat.
The P.S. to Secretary to Govt.(I&C), A.P. Secretariat.
The Revenue Department, A.P.Secretariat.
The MA&UD Department, A.P. Secretariat.
The GA (Cabinet)Department(w.r.tC.R.No.380/2025)
Sc/Sf(1181523)

//FORWARDED::BY ORDER//

SECTION OFFICER